SCHLAGEL & ASSOCIATES, P.A.
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Kansas State Certificate of Authority
PE 258 PA 2-78 PS 54

PRELIMINARY DEVELOPMENT PLAN
BLOOM APARTMENTS
~2160 SE SHENANDOAH DRIVE, LEE'S SUMMIT, MO

DESCRIPTION	REVISION DATE	
CITY COMMENTS	5.23.17	##
	0.00.00	##
	0.00.00	##
	0.00.00	##
	0.00.00	##
	0.00.00	##
	0.00.00	##
	0.00.00	##

DRAWN BY	
QTS	
CHECKED BY	
DGP	
DATE PREPARED	4.21.17
PROJ. NUMBER	17.065

MASTER DEVELOPMENT PLAN

SHEET 1 OF

SECTION 10-47-31

LOCATION MAP
SCALE: 1" = 1000'

NOTES:

1. Bearings are Based on NAD 83 MO West State Plane Grid.
2. The subject property lies within Zone X, outside the 1% annual chance flood plain according to FEMA Map No. 29095C0436G, effective date January 20, 2017 Panel 439 of 625.
3. This tract is currently zoned CP-2 by the City of Lee's Summit, Missouri.
4. Tract area = 2.4217 acres +/- (by survey).
5. Bench Mark - ELEV. = 1024.86' Railroad Spike in Utility Pole 44' North of Edge of Pavement and 47.3' East of SW Property Corner.
6. The fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
7. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety of occupants and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.
8. The parking lot design must meet the UDO Article 12 requirements and the private drive must meet public street design standards per the Design and Construction Manual Section 2500.

LAND USE SCHEDULE (C-0):

a. Total floor area - 22,300 sqft/floor (3 floors) 66,900 sqft
b. No. of dwelling units - 64 one bedroom units 8 two bedroom units 25 studio units
c. Land area - Undivided = 2.4217 acres = 6.9106 acres
Tract A = 3.3323 acres
Total = 3.3323 acres
d. Req. parking spaces - 1/dwelling unit + 1/employee = 100
Prop. parking spaces - 89 standard + 4 HC accessible = 93
e. Impervious coverage - 1.5721 acres 1.5721/3.3323 = 47.2%

FUTURE DEVELOPMENT SITE DATA:

a. Total floor area - 17,495 sq. ft.
b. Land area - Undivided = 1.69 acres +/-
c. Req. parking spaces - 1 space per 1,000 sq. ft. of gfa = 70
Prop. parking spaces - 74 standard + 4 HC accessible = 78

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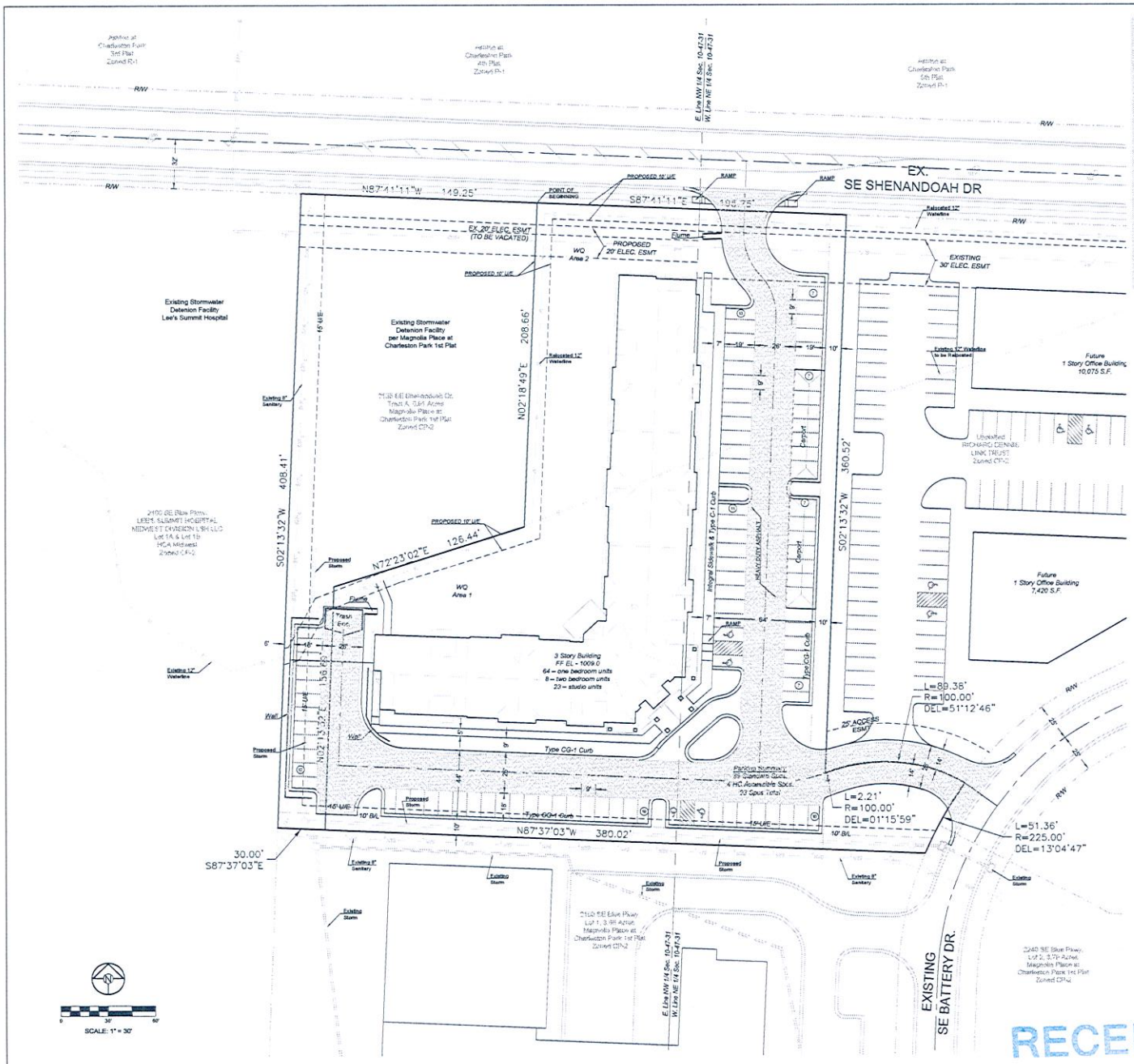

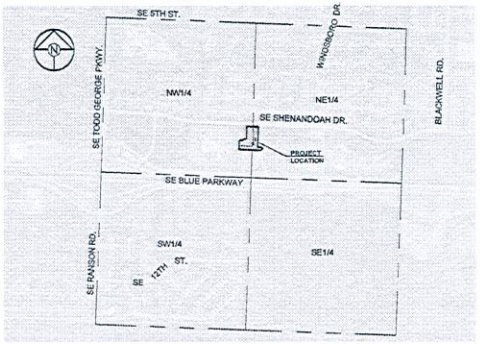

SECTION 10-47-31

LOCATION MAP
SCALE 1" = 1000'

NOTES:

1. Bearings are Based on NAD 83 MO West State Plane Grid.
2. This Property is located in Zone "C", Areas determined to be outside the 1% annual chance flood plain according to FEMA Map No. 29095C0439G, effective date January 20, 2017 Panel 439 of 625.
3. This tract is currently zoned CP-2 by the City of Lee's Summit, Missouri.
4. There are no known gas wells on the property.
5. Bench Mark - ELEV. = 1024.86
   Railroad Spike in Utility Pole 44' North of Edge of Pavement and 47.3' East of SW Property Corner.
6. The fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
7. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.
8. The parking lot design must meet the UDO Article 12 requirements and the private drive must meet public street design standards per the Design and Construction Manual Section 5200.

LAND USE SCHEDULE (C.6):

a. Total floor area - 22,300 sqft/floor (3 floors) 66,900 sqft

b. No. of dwelling units - 64 one bedroom units, 8 two bedroom units, 23 studio units

c. Land area - Unplatted = 2.4217 acres; Tract A = 0.9106 acres; Total = 3.3323 acres

d. Req. parking spaces - 1/dwelling unit + 1/employee = 100
   Prop. parking spaces - 89 standard + 4 HC accesible = 93

e. Impervious coverage - 1.5721 acres
   1.5721/3.3323 = 47.2%

PROPERTY DESCRIPTION:
A Tract of Land in the North Half of Section 10, Township 47, Range 31, in Lee's Summit, Jackson County, Missouri more fully described as follows: Commencing at the Southwest Corner of the Northwest Quarter of Said Section 10; Thence North 02 degrees 08 Minutes 13" East a distance of 827.10 feet along the west line of said Northwest Quarter; Thence South 87 degrees 52 minutes 00 seconds East, 74.22 feet to the Northwest Corner of Tract B in Charleston Park 3rd Plat, a Subdivision in Lee's Summit, Jackson County, Missouri; Thence North 02 degrees 08 minutes 00 seconds East a distance of 236.73 feet along the East right of Way Line of Todd George Road to the South Right of Way Line of Shenandoah Drive; Thence South 87 degrees 41 minutes 11 seconds East a distance of 225.97 feet along the South Line of Ashton at Charleston Park 1st plat, as subdivision in Lee's Summit, Jackson County, Missouri; Thence North 83 degrees 00 minutes 25 seconds East a distance of 111.30 feet along the south line of said 1st plat; Thence South 87 degrees 41 minutes 11 seconds East a distance of 400.03 feet along the south line of said 1st Plat; Thence Easterly 384.00 feet along a Tangent Curve to the Right Having a Radius of 1736.00 feet along the South line of said 1st Plat and Ashton At Charleston Park 2nd Plat a subdivision in Lee's Summit, Jackson County, Missouri; Thence South 75 degrees 41 minutes 11 seconds east 106.47 feet along the south line of said 2nd plat; Thence Easterly 377.41 feet along a tangent curve to the left having a radius of 1802.00 feet along the south line of said 2nd plat and Ashton at Charleston Park 3rd Plat a subdivision in Lee's Summit, Jackson County, Missouri; Thence South 87 degrees 41 minutes 11 seconds East a distance of 738.82 feet along the South Line of Ashton at Charleston Park 3rd Plat through 6th Plat, Subdivisions all of Record in Lee's Summit, Jackson County, Missouri; Thence continuing South 87 degrees 41 minutes 11 seconds East a distance of 149.25 feet along the South line of said 3rd Plat to the Point of Beginning;
Thence South 87 degrees 41 minutes 11 seconds East, a distance of 195.75 feet along the South line of said 3rd Plat; Thence South 02 degrees 13 minutes 32 seconds West, a distance of 360.52 feet to a point of curvature; thence along a curve to the left having a radius of 100.00 feet, a central angle of 01 degrees 15 minutes 59 seconds, a chord bearing of North 69 degrees 43 minutes 05 seconds East, a chord length of 2.21 feet and an arc length of 2.21 feet to a point of curvature; thence along a curve to right having a radius of 100.00 feet, a central angle of 51 degrees 12 minutes 46 seconds, a chord bearing of South 85 degrees 18 minutes 31 seconds East, a chord length of 86.44 feet and an arc length of 89.36 feet to a point of curvature; thence along a curve to the left having a radius of 225.00 feet, a central angle of 13 degrees 04 minutes 47 seconds , a chord bearing of South 29 degrees 22 minutes 09 seconds West, a chord length of 51.25 feet and an arc length of 51.36 feet to a point; Thence North 87 degrees 37 minutes 03 seconds West, a distance of 65.02 feet; Thence North 87 degrees 37 minutes 03 seconds West, a distance of 315.00 feet; Thence North 02 degrees 13 minutes 32 seconds East, a distance of 156.69 feet; Thence North 72 degrees 23 minutes 02 seconds East, a distance of 126.44 feet; Thence North 02 degrees 18 minutes 49 seconds East, a distance of 208.66 feet, said point being the Point of Beginning, and containing 2.4217 acres, more or less.
And Tract A, Magnolia Place at Charleston Park 1st Plat containing 0.9106 acres more or less.

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Kansas Certificate of Authority #E-391 #LA-2013 #LS-54

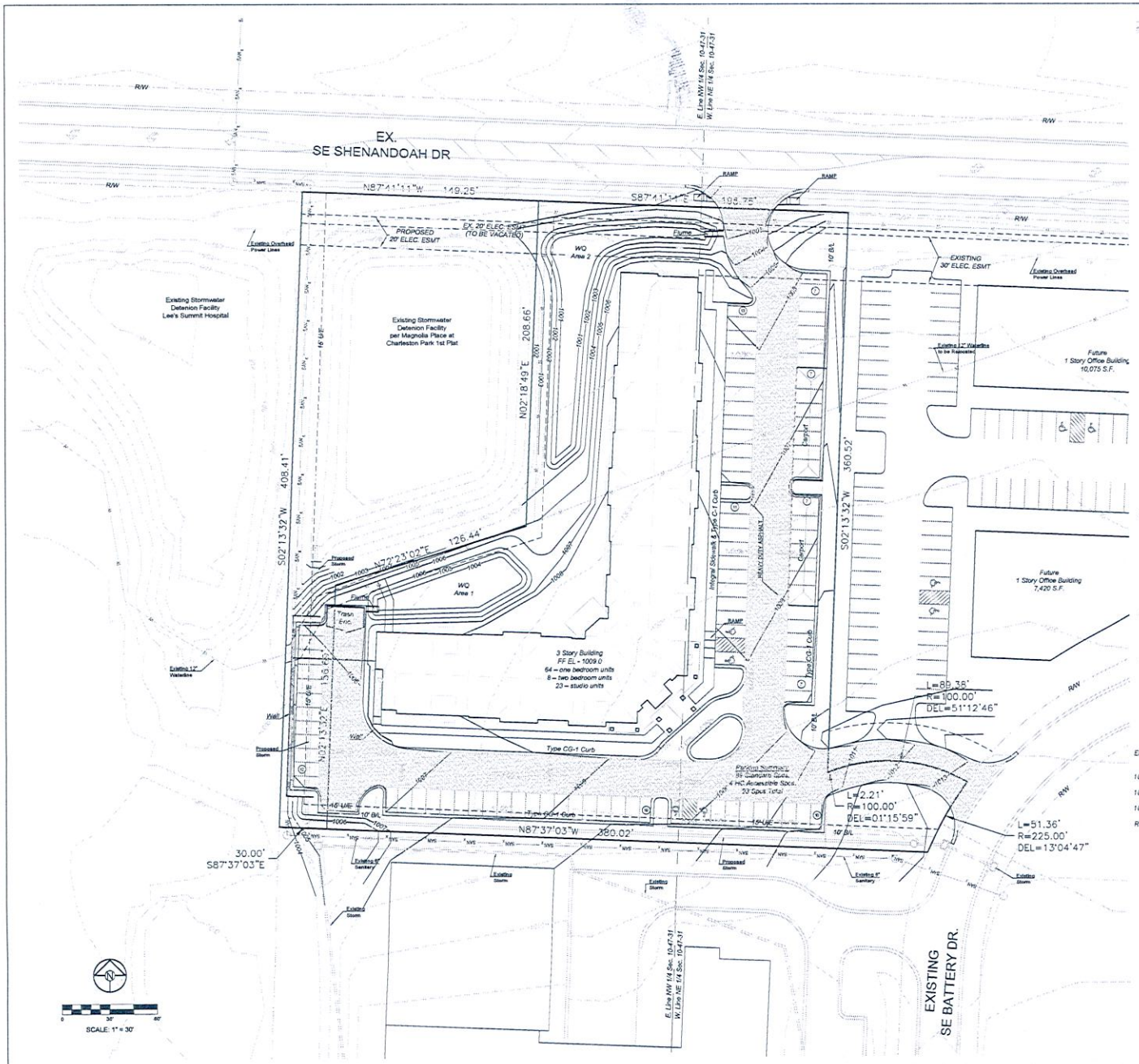
PRELIMINARY DEVELOPEMENT PLAN
BLOOM APARTMENTS
~2160 SE SHENANDOAH DRIVE, LEE'S SUMMIT, MO

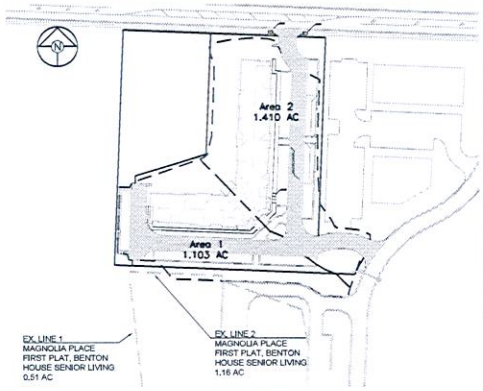
REVISION DATE	DESCRIPTION
1. 5-23-17	CITY COMMENTS
2. ##	##
3. ##	##
4. ##	##
5. ##	##
6. ##	##
7. ##	##
8. ##	##
9. ##	##

DRAWN BY: GTS
CHECKED BY: DGF
DATE PREPARED: 4-21-17
PROJ. NUMBER: 17-069

PRELIMINARY DEVELOPMENT PLAN

SHEET 1 OF





DRAINAGE MAP
SCALE 1" = 100'

ON-SITE RUNOFF AREA 1

Area = 1.103 Ac
Runoff C = 0.73
Tc = 5 min.

I5 = 5.41"
I10 = 7.35"
I100 = 10.32"

Q5= 1.0*0.73*5.41*1.103= 4.36 cfs
Q10= 1.0*0.73*7.35*1.103= 5.92 cfs
Q100= 1.25*0.73*10.32*1.103= 10.39 cfs

ON-SITE RUNOFF AREA 2

Area = 1.414 Ac
Runoff C = 0.67
Tc = 5 min.

I5 = 5.41"
I10 = 7.35"
I100 = 10.32"

Q5= 1.0*0.67*5.41*1.414= 5.13 cfs
Q10= 1.0*0.67*7.35*1.414= 6.96 cfs
Q100= 1.25*0.67*10.32*1.414= 12.22 cfs

WATER QUALITY AREA 1

WQv = P * Rv
P = 1.37"
Rv = 0.05 + 0.009(I)

0.672 Acres Impervious
0.431 Acres Pervious
I = (0.672) / (0.672+0.431) = 60.92%

Rv = 0.598
WQv = 1.37 * 0.598 = 0.820 in

0.820 in (over 1.103 acres) = 3282 cf

Required Storage @ 1.52' Depth
Elev. = 1005.52

WATER QUALITY AREA 2

WQv = P * Rv
P = 1.37"
Rv = 0.05 + 0.009(I)

0.879 Acres Impervious
0.535 Acres Pervious
I = (0.879) / (0.879+0.535) = 62.03%

Rv = 0.6083
WQv = 1.37 * 0.6083 = 0.833 in

0.833 in (over 1.414 acres) = 4266 cf

Required Storage @ 1.20' Depth
Elev. = 1002.20

WATER QUALITY AREA 1
STAGE – STORAGE

ELEV.	INC. DEPTH (ft)	SURFACE AREA (sf)	AVE. AREA (sf)	INC. VOL. (cf)	SUM. VOL. (cf)
1004.0		1629			0
	1.00		1945	1936	
1005.0		2260			1936
	1.00		2604	2597	
1006.0		2949			4533

Required Storage 3,282 Interpolated at 1005.50

WATER QUALITY AREA 2
STAGE – STORAGE

ELEV.	INC. DEPTH (ft)	SURFACE AREA (sf)	AVE. AREA (sf)	INC. VOL. (cf)	SUM. VOL. (cf)
1001.0		2750			0
	1.00		3353	3335	
1002.0		3957			3335
	1.00		4681	4662	
1003.0		5404			7997

Required Storage 4,266 interpolated at 1002.20

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#E-346 #LA-19 #LS-14

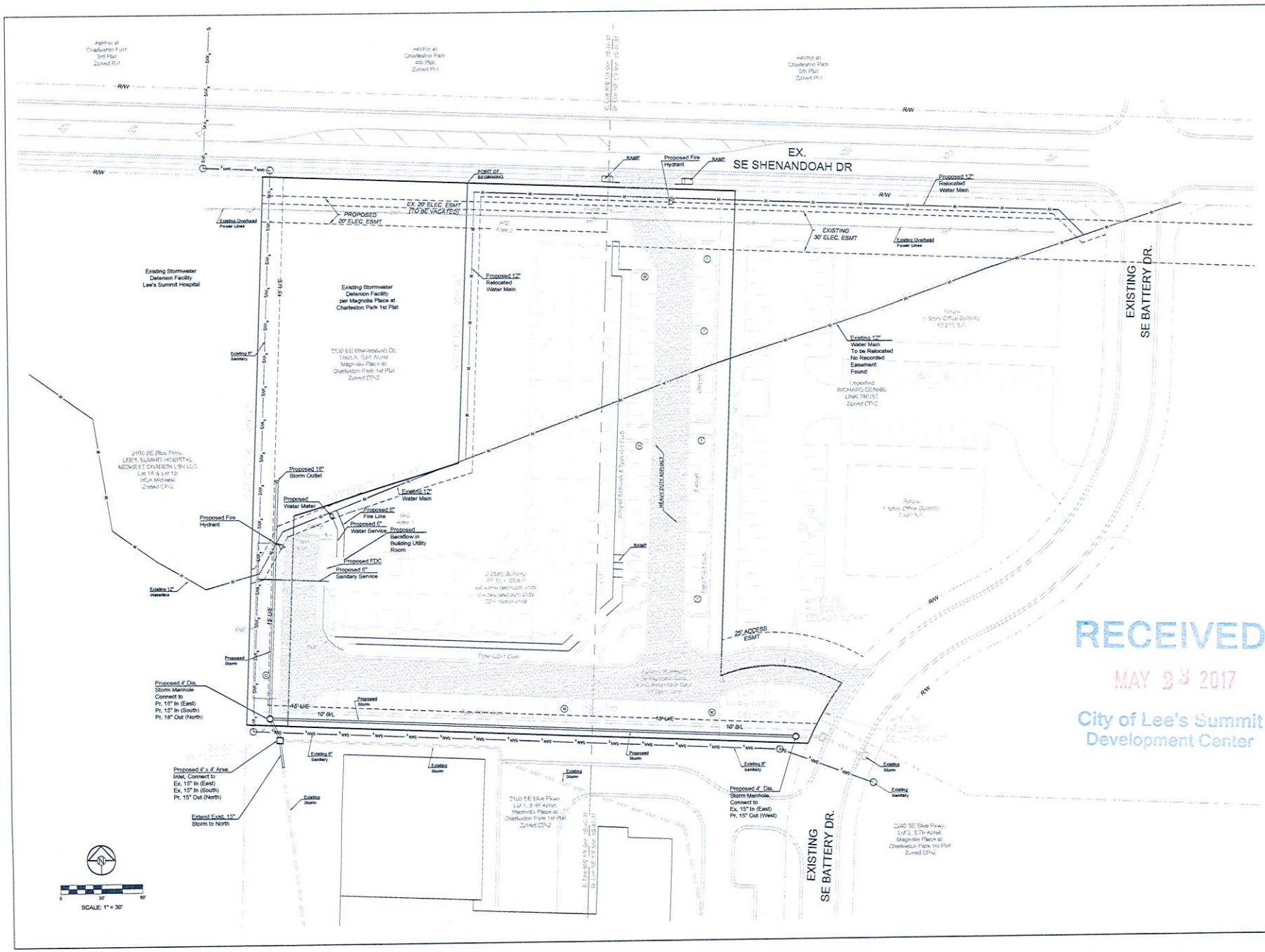
PRELIMINARY DEVELOPEMENT PLAN
BLOOM APARTMENTS
~2160 SE SHENANDOAH DRIVE,
LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
#1	#1
#2	#2
#3	#3
#4	#4
#5	#5
#6	#6
#7	#7
#8	#8

DRAWN BY: SHS
CHECKED BY: DMF
DATE PREPARED: 4.21.17
PROJ. NUMBER: 17-065

PRELIMINARY DEVELOPMENT GRADING PLAN

SHEET 2 OF 6



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#E-298 & A-34 & LS-34

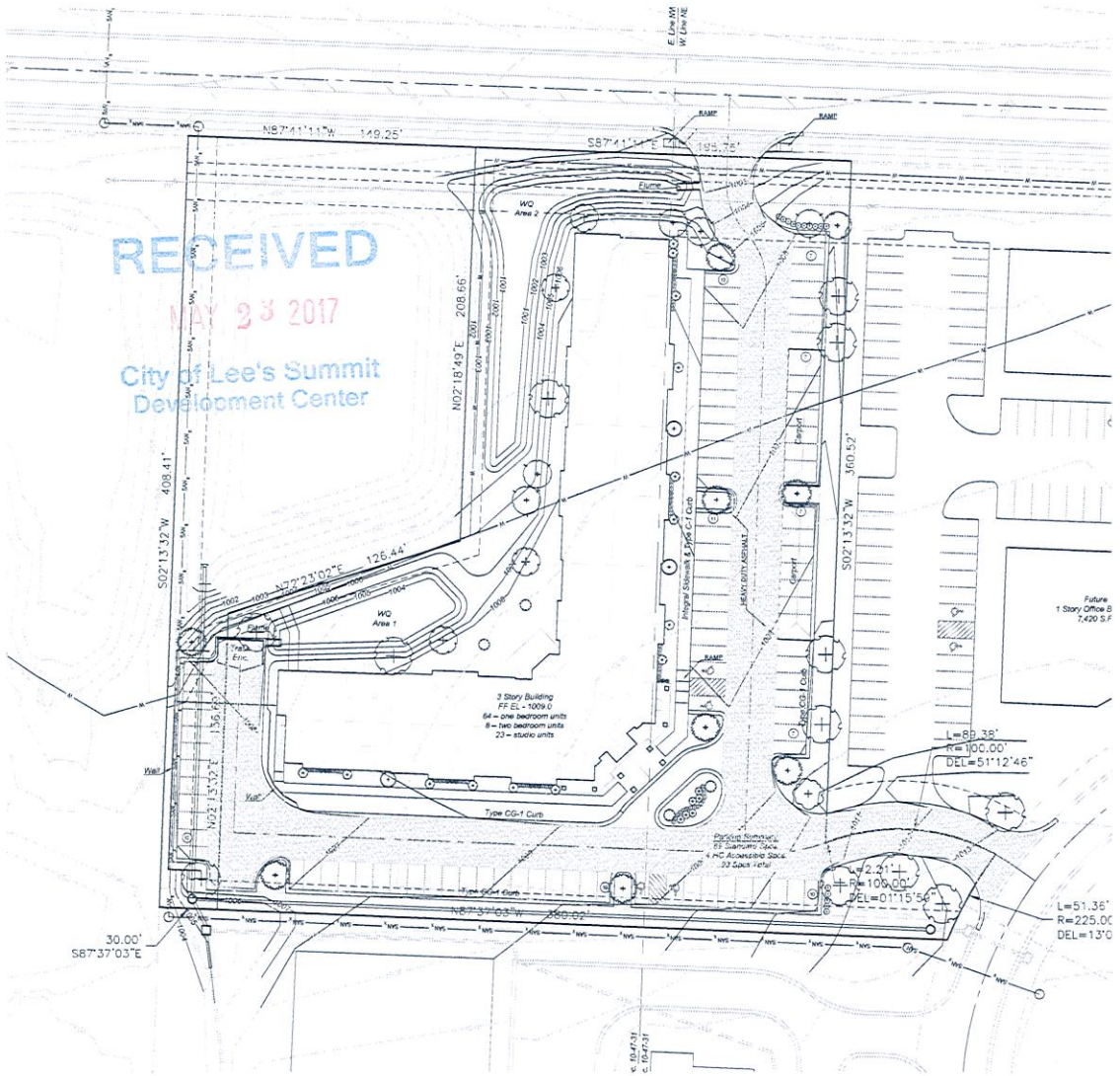
PRELIMINARY DEVELOPEMENT PLAN
BLOOM APARTMENTS
~2160 SE SHENANDOAH DRIVE,
LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
#1	#1
#2	#2
#3	#3
#4	#4
#5	#5
#6	#6
#7	#7
#8	#8

DRAWN BY: GTS
CHECKED BY: DSF
DATE PREPARED: 4.21.17
PROJ. NUMBER: 17-005

PRELIMINARY UTILITY PLAN

SHEET 3 OF Total Shts



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LANDSCAPE DATA LOT 1 ONLY

STREET FRONTAGE LANDSCAPE

SHENANDOAH DRIVE TREES REQUIRED(1 PER 30')(195.75'/30')	7 TREES
SHENANDOAH DRIVE TREES PROVIDED	7 NEW TREES
BATTERY DRIVE TREES REQUIRED(1 PER 30')(51.36'/30')	2 TREES
BATTERY DRIVE TREES PROVIDED	2 NEW TREES
SHENANDOAH DRIVE SHRUBS REQUIRED(1 PER 20')(195.75'/20')	10 SHRUBS
SHENANDOAH DRIVE SHRUBS PROVIDED	10 SHRUBS(PARKING LOT SCREEN)
BATTERY DRIVE SHRUBS REQUIRED(1 PER 20')(51.36'/20')	3 SHRUBS
BATTERY DRIVE SHRUBS PROVIDED	3 SHRUBS(PARKING LOT SCREEN)

SITE LANDSCAPE REQUIRED

TREES REQUIRED (1 PER 5,000 S.F OF OPEN SPACE)(105,489.25-22,300/5000)	17 TREES
TREES PROVIDED	8 TREES
SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA)(105,489.25-22,300/5000X2)	33 SHRUBS
SHRUBS PROVIDED	43 SHRUBS

PARKING LOT LANDSCAPE

LANDSCAPE AREA REQUIRED(5% OF PARKING AREA)(34,981.32X.05)	1,749.07 S.F.
LANDSCAPE AREA PROVIDED	1,750.23 S.F.
TREES REQUIRED(1 PER ISLAND)	7 TREES
TREES PROVIDED	7 TREES
SCREENING(2.5 FT. HT ALONG ENTIRE FRONTAGE ADJ. TO STREET)	15 SHRUBS

NOTES:

1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDED QUANTITIES IN THE SCHEDULE
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS AND ANSI AB1.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE LEE'S SUMMIT ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LEE'S SUMMIT, PRIOR TO INSTALLATION.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARDS
12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE(4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB)FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
14. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, ETC., SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING FIVE SEA GREEN JUNIPERS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.
15. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.

SHADE TREES

AFA	1 EA.	Acer x freemanii 'Armstrong'	Armstrong Maple	3" Cal.	B&B
APC	5 EA.	Acer platanoides 'Crimson King'	Crimson King Norway Maple	3" Cal.	B&B
QRR	4 EA.	Quercus robur x bicolor(aka x warei) 'Long'	Regal Prince Oak	3" Cal.	B&B
UXF	12 EA.	Ulmus x Frontier	Frontier Elm	3" Cal.	B&B
ZSM	8 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	3" Cal.	B&B

ORNAMENTAL TREES

MXA	3 EA.	Magnolia x 'Ann'	Ann Magnolia	8' ht.	B&B
SRI	1 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

PAC	4 EA.	Picea abies 'Cupressina'	Cupressina Norway Spruce	6' ht.	B&B

SHRUBS

BGV	54 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal.	Cont.
BSW	15 EA.	Buxus sinica var. insularis 'Wintergreen' fka x microphylla var.	Wintergreen Boxwood	5 gal.	Cont.
CSB	19 EA.	Caryopteris clandonensis Sunshine Blue	Sunshine Blue Spirea	5 gal.	Cont.
ROM	6 EA.	Rosa 'Oso Easy Mango Salsa'	Oso Easy Mango Salsa Rose	5 gal.	Cont.
SXP	3 EA.	Syringa x 'Penda'	Bloomerang Lilac	5 gal.	Cont.
VPS	11 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	5 gal.	Cont.

SCALE: 1" = 30'

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PRELIMINARY DEVELOPMENT PLAN
BLOOM SENIOR APARTMENTS
2160 SE SHENANDOAH DRIVE
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
10.13.17	CITY COMMENTS

DRAWN BY: DSF
CHECKED BY: DSF
DATE PREPARED:
PROJ. NUMBER: 17.065

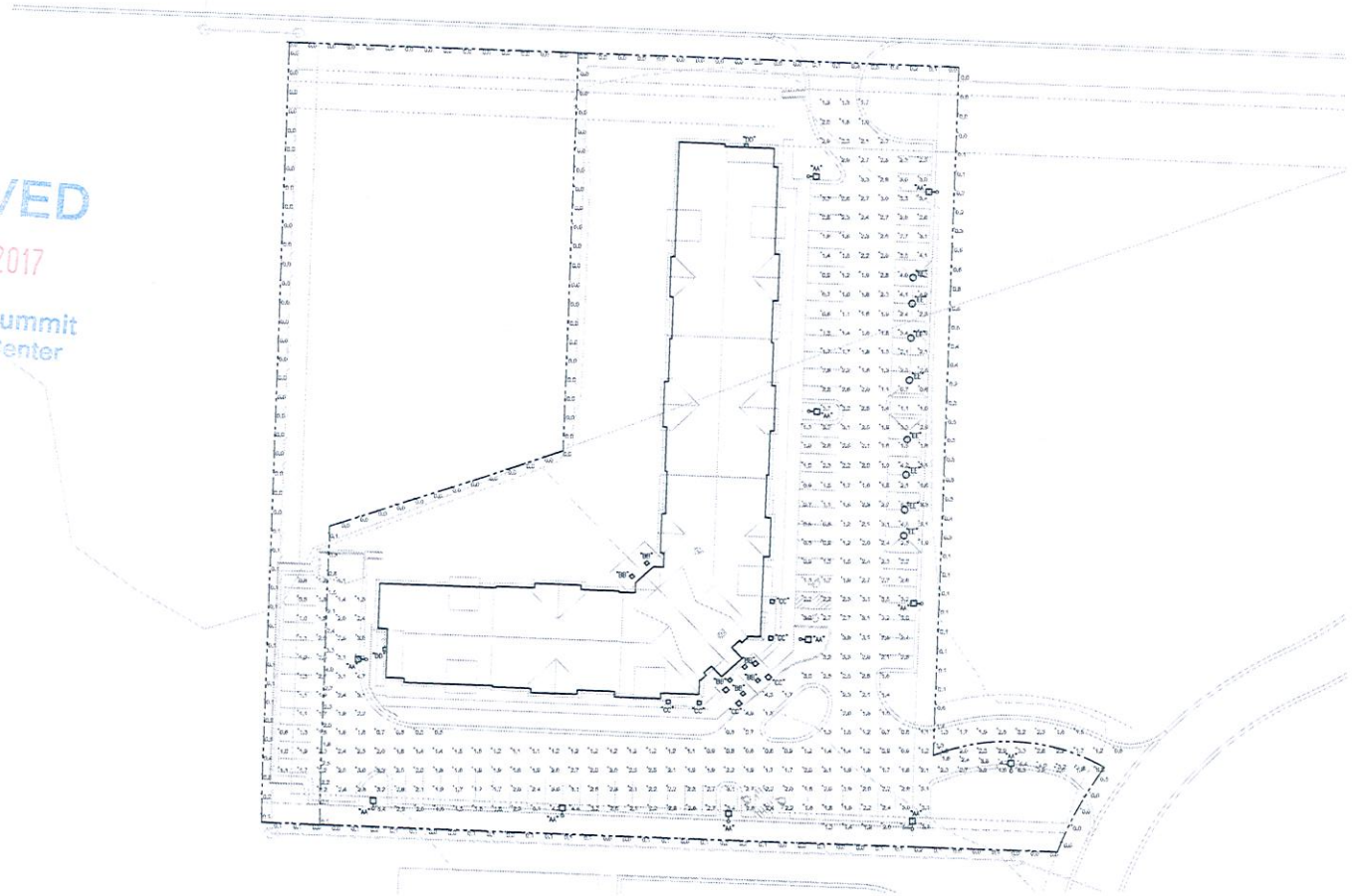
LANDSCAPE PLAN

SHEET
L 1.0
OF

EXTERIOR LIGHTING FIXTURE SCHEDULE													
MARK	MANUFACTURER	CATALOG NUMBER	MOUNTING			FINISH	LAMPS						REMARKS
			RECESS	SURF	WALL		INCAND	FLUOR	HID	LED	CCOF	FIXTURE QUANT.	
"AA"	MCGRAW EDISON	GLEON-AF-02-LED-E1-SL3-HSS-52		POLE		DARK BRONZE				X	70 CRI, 5000K	11	1,2
"BB"	WILLIAMS	MHR-.50PS-ED17/MED-FF-E81-120	X			WHITE				X	50 W PSMH	4	
"CC"	PROGRESS LIGHTING	P5415-20 22K			X	DARK BRONZE		X			28 W FL.	6	
"DD"	MCGRAW EDISON	LDWP-FC-35-120			X	DARK BRONZE				X	26 W LED	2	
"EE"	EATON - FAIL SAFE	TH015-LD4-30W-40-CL-UNV-ED1C		X		DARK BRONZE				X	30 W LED	8	

REMARKS:
1. Provide with 20' tall square straight steel pole #SSS.
2. Type III Distribution with spill control

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	2.1	5.4	0.5	10.8:1	4.2:1



1 SITE PHOTOMETRIC PLAN - LIGHTING
1"=30'-0"

NORTH

RECEIVED
MAY 23 2017
City of Lee's Summit
Development Center

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Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsa@lsa-pa.com

LSA PROJECT NO. 17-0701

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Kansas Certificate of Authority
#E-296 #LA-29 #LS-54

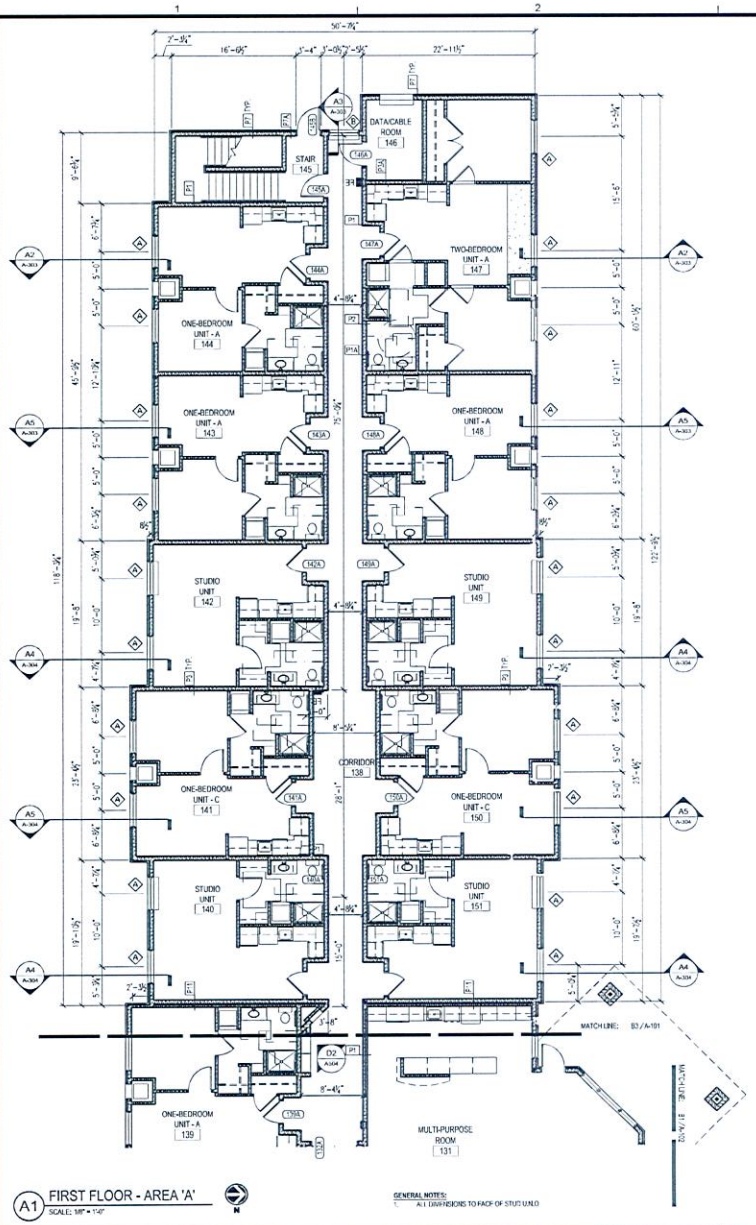
PRELIMINARY DEVELOPEMENT PLAN
BLOOM APARTMENTS
2160 SE SHENANDOAH DRIVE, LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
1 ##	
2 ##	
3 ##	
4 ##	
5 ##	
6 ##	
7 ##	
8 ##	

DRAWN BY: CAD
CHECKED BY: DMS
DATE PREPARED: 4-21-17
PROJ. NUMBER: 17-065

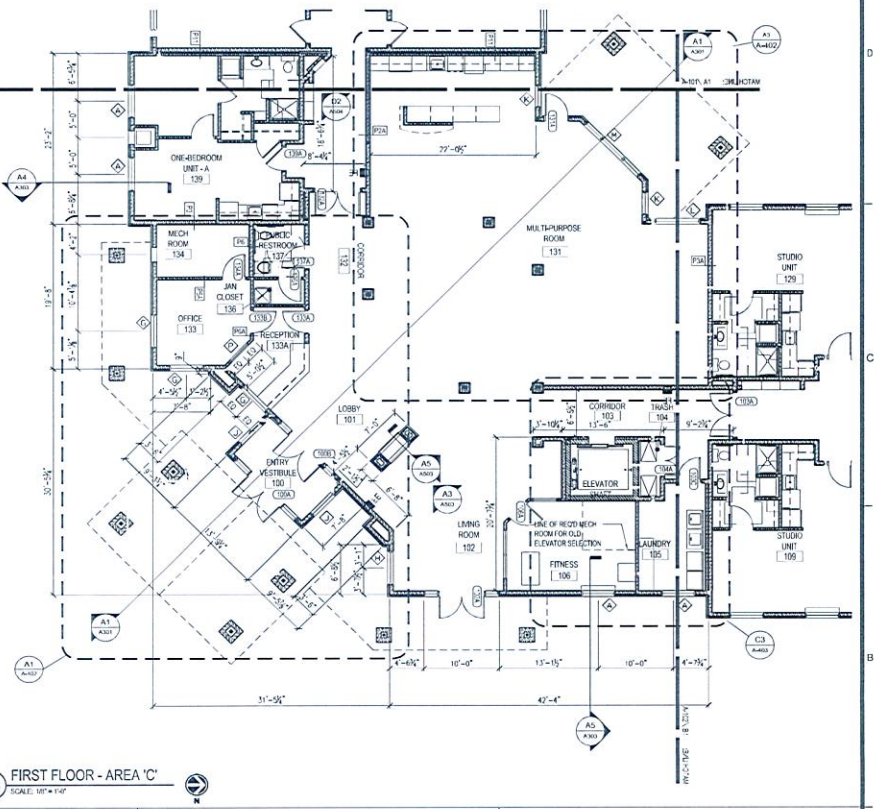
SITE PHOTOMETRIC PLAN - LIGHTING

SHEET
E001
OF Total Shts

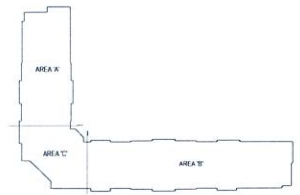


A1 FIRST FLOOR - AREA 'A'
SCALE: 1/8" = 1'-0"

GENERAL NOTES:
1. ALL DIMENSIONS TO FACE OF STUD U.N.O.



B3 FIRST FLOOR - AREA 'C'
SCALE: 1/8" = 1'-0"



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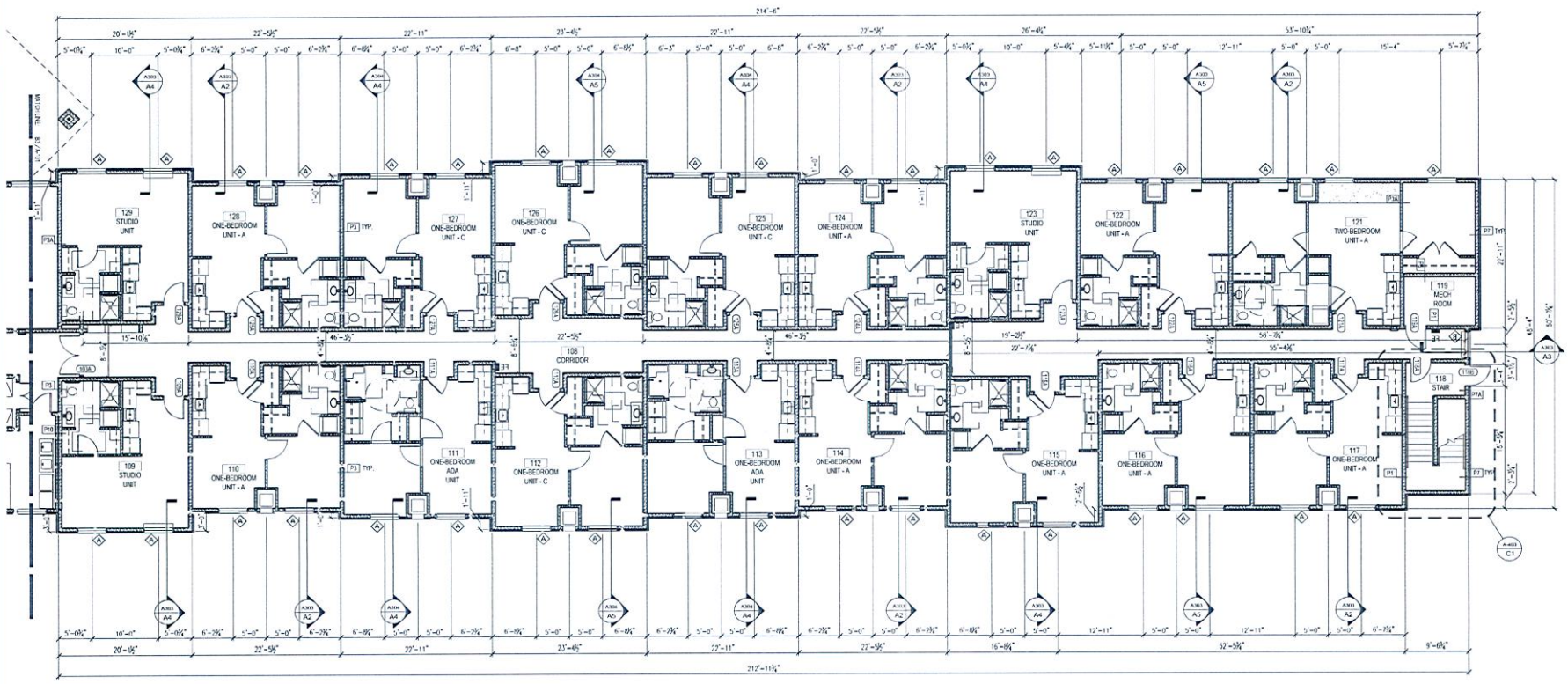
SUBMISSION DATES
4-21-17

SHEET TITLE
FIRST FLOOR - AREA 'A' AND AREA 'C'

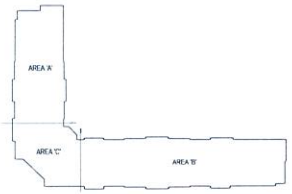
PROJECT NUMBER
171008

SHEET NUMBER
A-101

LOCATION: F:\2-Projects\1605\151107 Bloom Senior Living - Lee's Summit\05_Drawings\CAD\BLOOM JAMO\Sheets\Architectural\151101-A-101 FIRST FLOOR - AREA 'A' AND AREA 'C' .dwg
PLOT DATE: April 20, 2017
PLOTTED BY: Jake



B1 FIRST FLOOR - AREA 'B'
SCALE: 1/8" = 1'-0"



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SUBMISSION DATES
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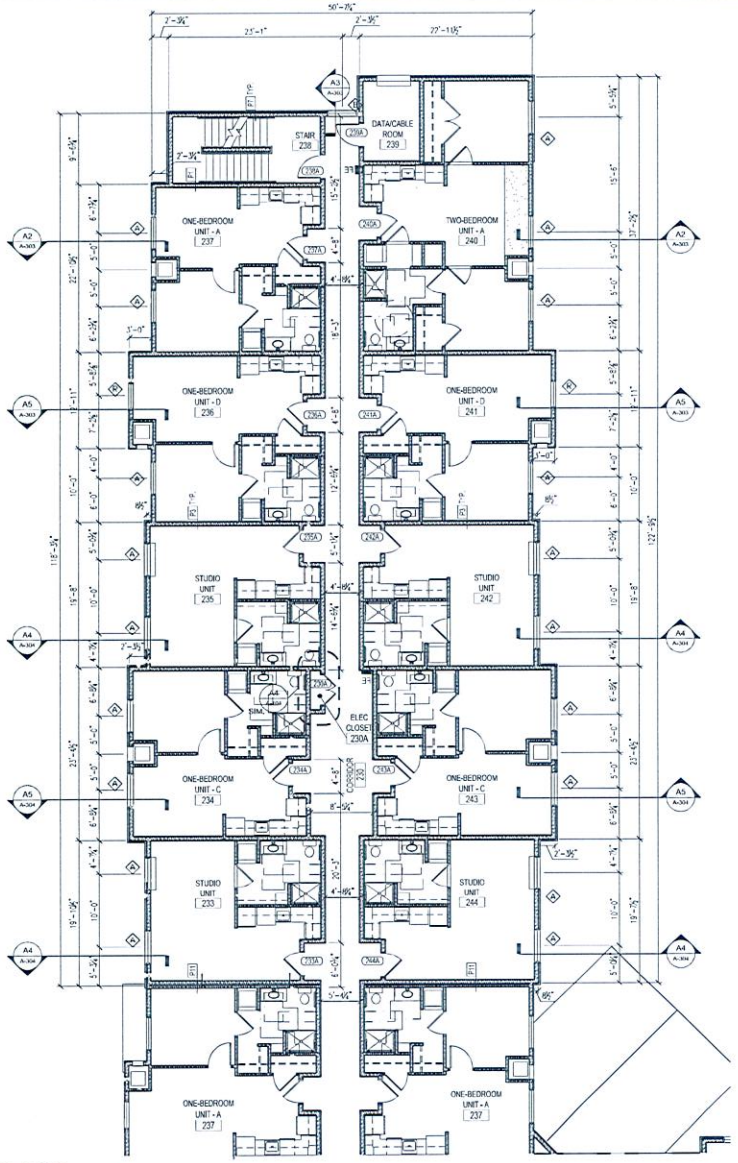
SHEET TITLE
FIRST FLOOR - AREA 'B'

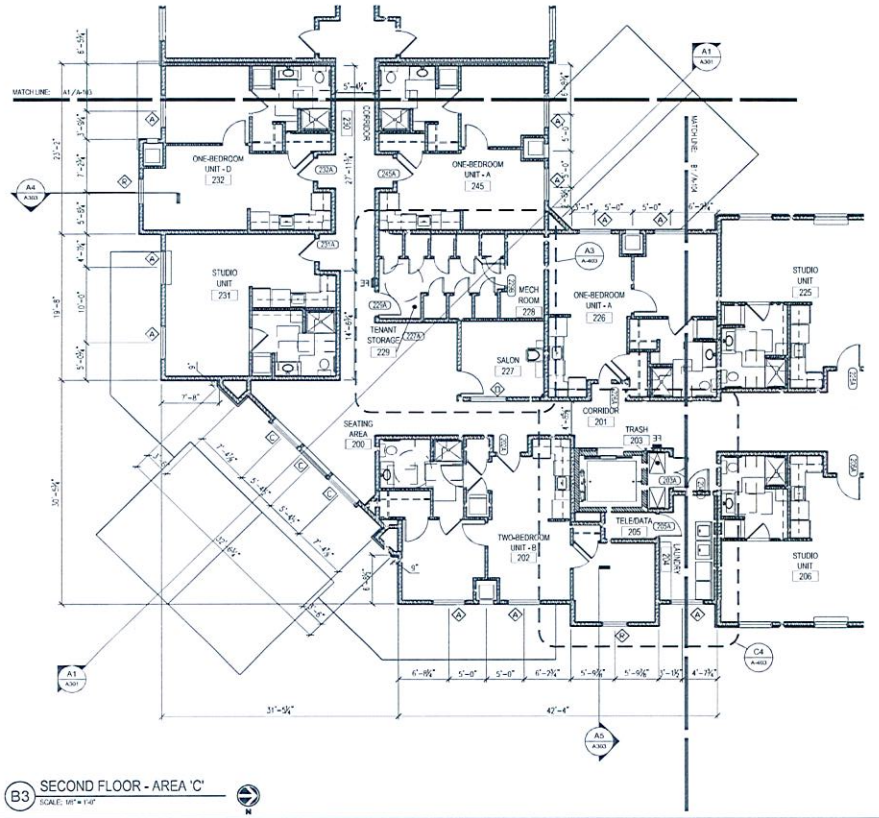
PROJECT NUMBER
171008

SHEET NUMBER
A-102

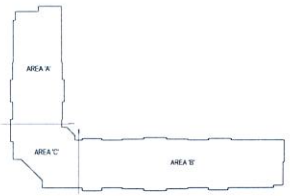
LOCATION F:\2_Projects MKC\15107 Bloom Senior Living - Lee's Summit\05_Drawings\CAD\BLOOM JANG\Sheets\Architectural\15107-A-102 FIRST FLOOR - AREA B.dwg
PLOT DATE April 20, 2017
PLOTTED BY DAB



A1 SECOND FLOOR - AREA A
SCALE: 1



B3 SECOND FLOOR - AREA 'C'
SCALE: 1/8" = 1'-0"



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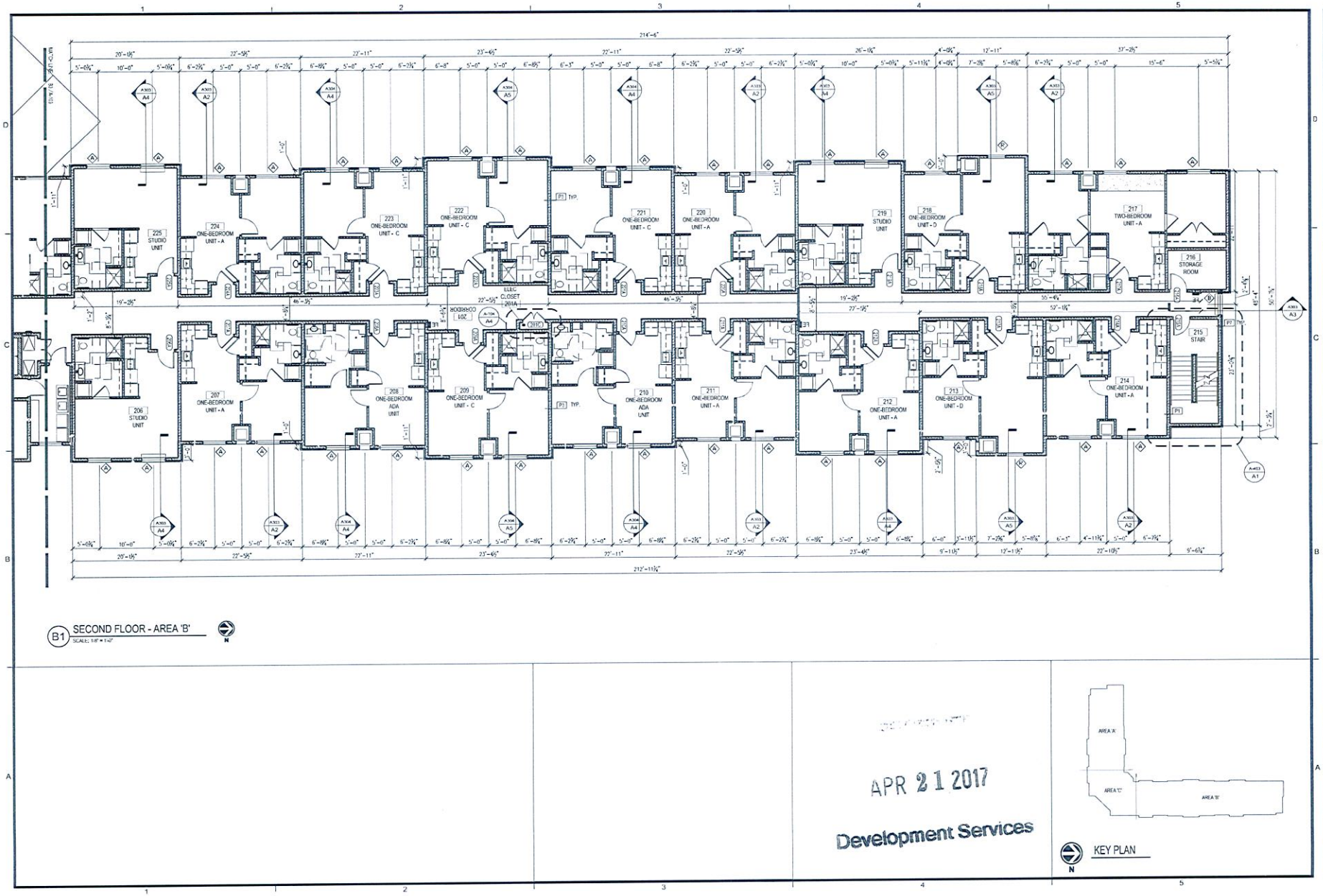
4-21-17

SHEET TITLE
SECOND FLOOR - AREA 'A' AND AREA 'C'

PROJECT NUMBER
171008

SHEET NUMBER
A-103

LOCATION: F:\2_Projects M4\15101 Bloom Senior Living - Lee's Summit\06_Drawings\04_BLOOM JANG\Drawings\Architectural\15101-A-103 SECOND FLOOR - AREA 'A' AND AREA 'C'.dwg
PLOT DATE: April 20, 2017
PLOTTED BY: Dustin Hall



B1 SECOND FLOOR - AREA 'B'
SCALE: 1/8" = 1'-0"

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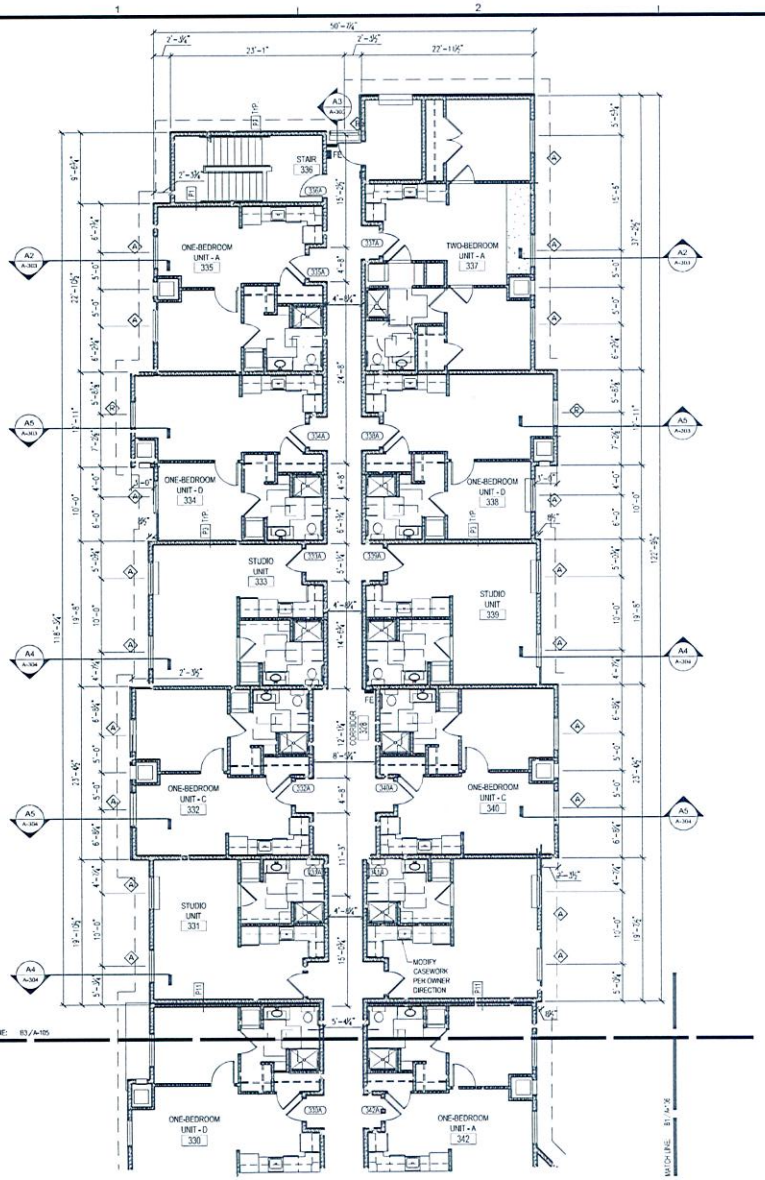
4-21-17

SHEET TITLE
SECOND FLOOR - AREA 'B'

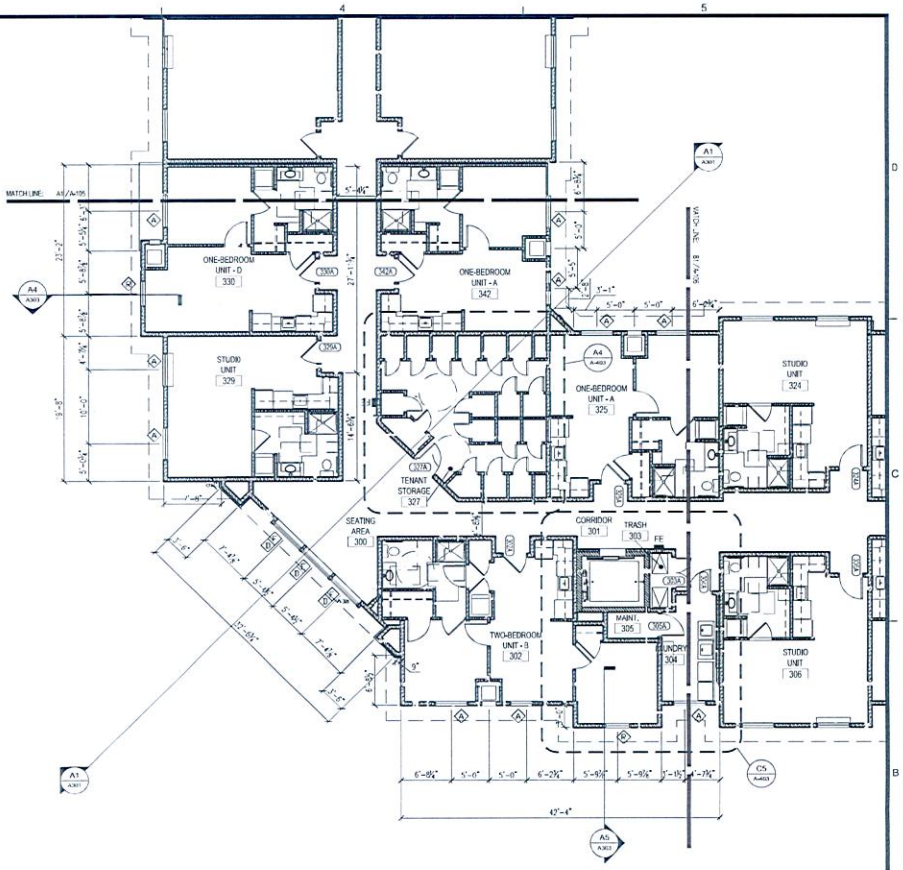
PROJECT NUMBER
171008

SHEET NUMBER
A-104

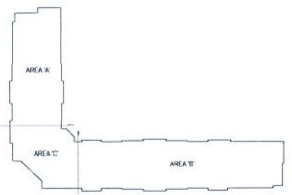
-2017-095 -2017-096



A1 THIRD FLOOR - AREA 'A'
SCALE: 1/8" = 1'-0"



B3 THIRD FLOOR - AREA 'C'
SCALE: 1/8" = 1'-0"



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oklahoma city, ok 73102
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fax: 405.231.2910

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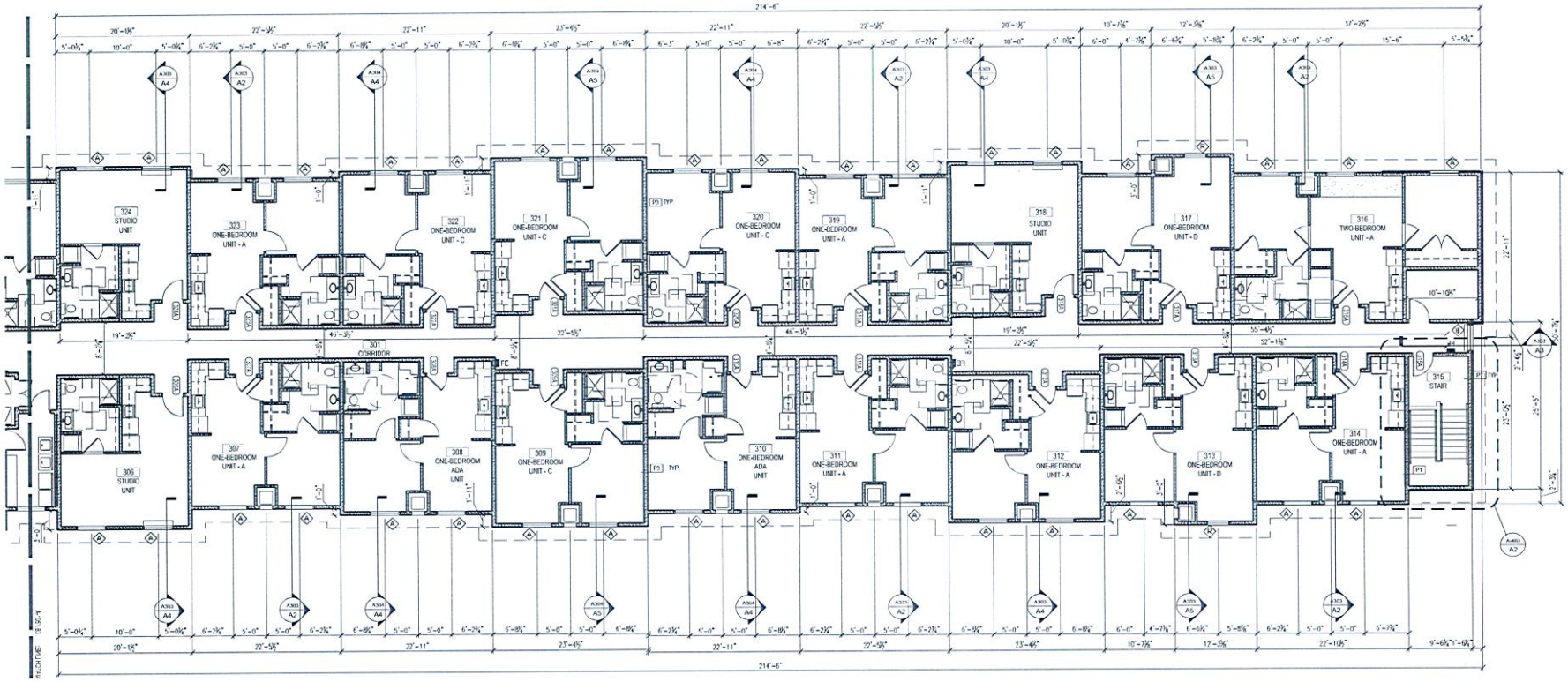
4-21-17

SHEET TITLE
THIRD FLOOR - AREA 'A' AND AREA 'C'

PROJECT NUMBER
171008

SHEET NUMBER
A-105



B1 THIRD FLOOR - AREA 'B'
SCALE: 1/8" = 1'-0"

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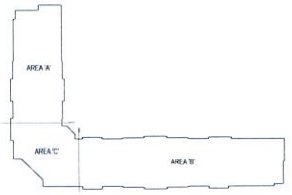

KEY PLAN

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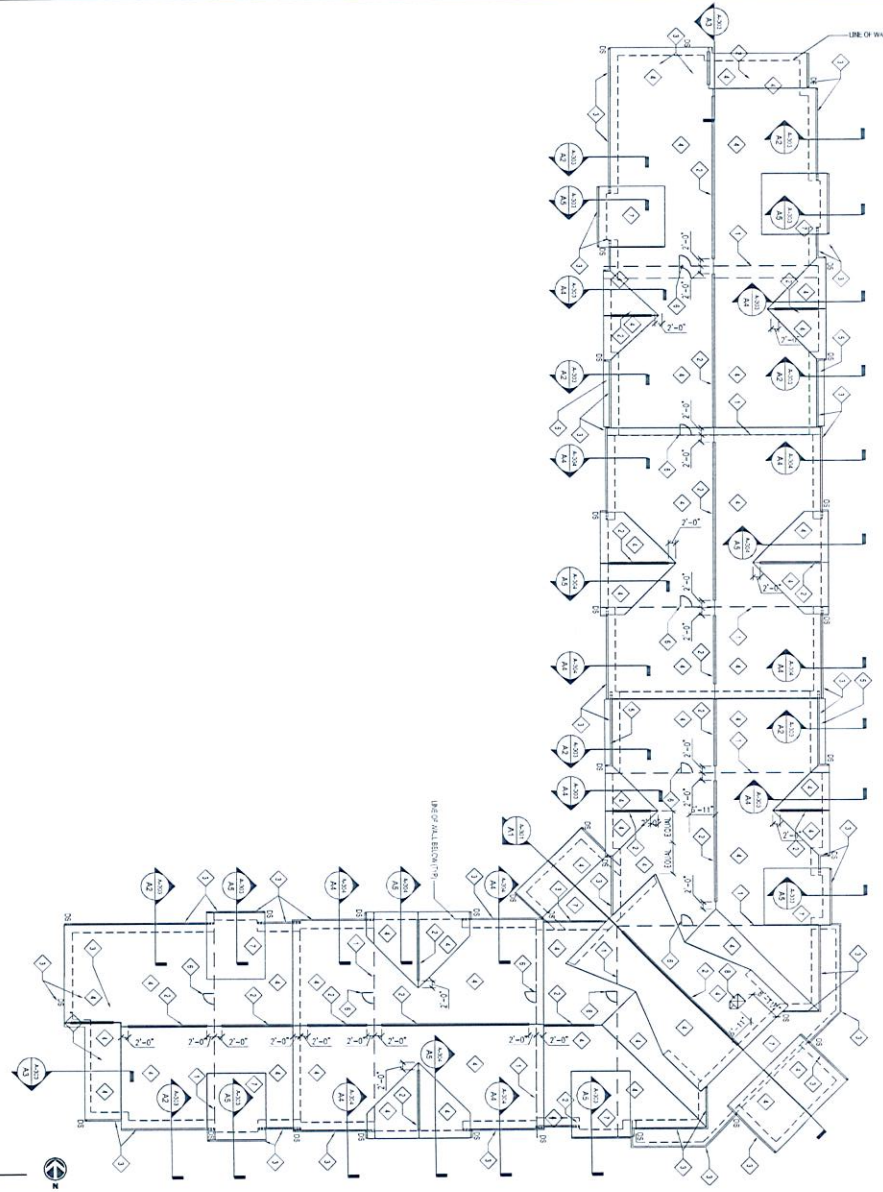
SHEET TITLE
THIRD FLOOR - AREA 'B'

PROJECT NUMBER
171008

SHEET NUMBER
A-106

LOCATION: F:\2_Projects\#65\5107 Bloom Senior Living - Lee's Summit\A_Drawings\CAD\BLOOM JAMS\Sheets\Architectural\5107-A-106 THIRD FLOOR - AREA 'B'.dwg
PLOT DATE: Apr 20, 2017
PLOTTED BY: DAN

-2017-095 -2017-096



LINE OF WALL BELOW (TYP)

EQUAL EQUAL

ROOF PLAN NOTES

1. DRAFT STOP CONSISTING OF 2" GYP BD OR ½" WD STRUCTURAL PANEL ON ONE SIDE OF ROOF TRUSS OVER EVERY OTHER UNIT PLAN, SEAL ALL PENETRATIONS.
2. RIDGE VENT. REF: C3 & D3 / A-302
3. PRE-FINISHED METAL GUTTER & DOWNSPOUT.
4. ARCHITECTURAL PROFILE ASPHALT SHINGLES OVER ONE LAYER 15 LB FELT OVER ½" OSB.
5. PREFINISHED STANDING SEAM METAL ROOF.
6. SELF CLOSING PLYWOOD 3'-0" x 4'-0" DOOR WITH AUTOMATIC LATCH IN DRAFT STOP.
7. ARCHITECTURAL PROFILE ASPHALT SHINGLES OVER TWO LAYERS 15 LB FELT OVER ½" OSB.

NOTE: REFERENCE MECHANICAL FOR MECHANICAL ASSEMBLIES AT ROOF

A1 ROOF PLAN
SCALE: 1/16" = 1'-0"

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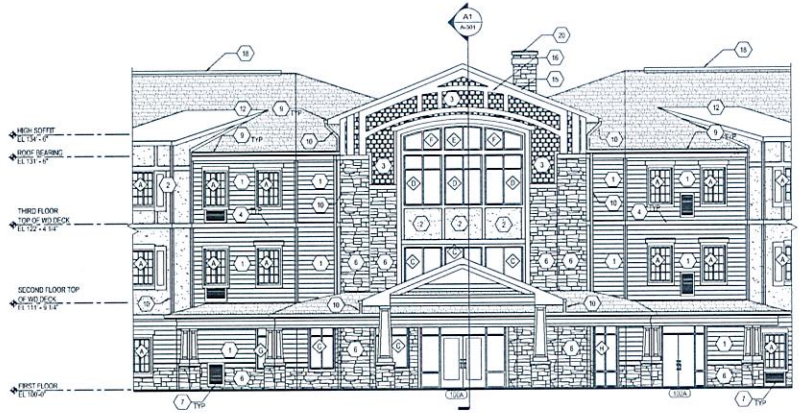
SHEET TITLE: ROOF PLAN

PROJECT NUMBER: 171008

SHEET NUMBER: A-107

LOCATION: F:\2_Projects\MKG\15107 Bloom Senior Living - Lee's Summit\05_Drawings\CAD\BLOOM JUNO\Sheets\Architectural\15107-A-107 ROOF PLAN.dwg
PLOT DATE: April 20, 2017
PLOTTED BY: JUNO

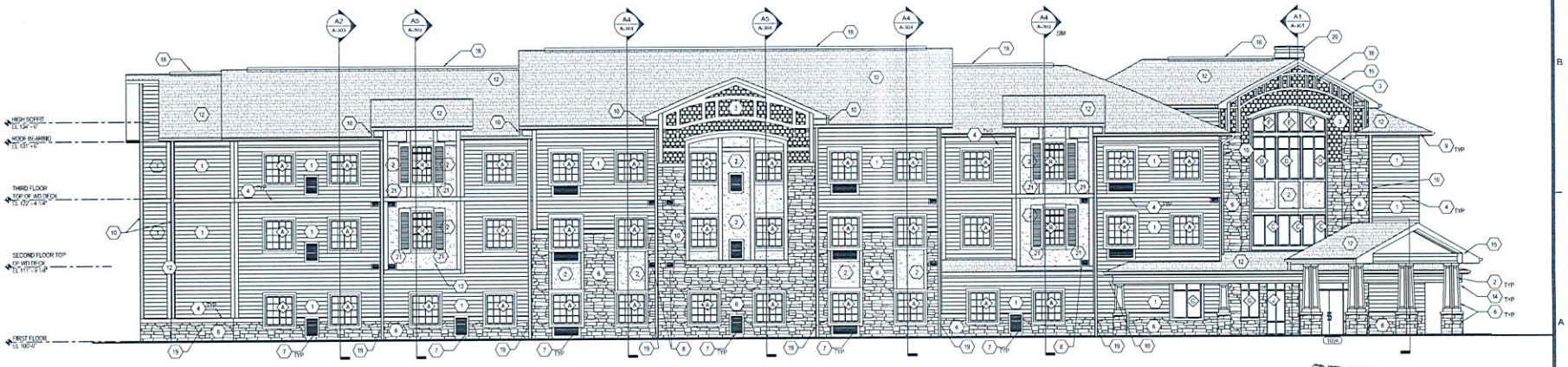
-2017-095 -2017-090



C1 SOUTH EAST ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES:

1. HARDIE LAP SIDING
2. HARDIE PANEL
3. HARDIE-SHINGLE SIDING
4. HARDIE 7.25" TRIM
5. HARDIE 4.5" TRIM
6. STONE VENEER
7. VTAC/ PTAC, REF MECHANICAL
8. VENT, REF MECHANICAL
9. PREFINISHED METAL GUTTER OVER HARDIE BOARD FASCIA
10. PREFINISHED DOWNSPOUT
11. SPLASH BLOCK
12. ASPHALT COMPOSITE SHINGLES
13. PREFINISHED METAL RAIL
14. COLUMN CAP, REF DETAIL
15. HARDIE BOARD FASCIA
16. PVC DECORATIVE STRUCTURE
17. ALUM SHADE SCREEN / AWNING, REFERENCE C4/ A-502
18. RIDGE VENT, REFERENCE ROOF PLAN A-107 & DETAILS C3 & D3 / A-302
19. ROUTE TO STORM SEWER. REFERENCE CIVIL
20. FAUX CHIMNEY. REFERENCE DTLS C4 & C5 / A-302
21. SHUTTERS
22. CARPORT, PRIMED AND PAINTED STEEL COLUMNS AND BEAMS
23. PREFINISHED METAL FENCING



A1 SOUTH ELEVATION AREA 'A'
SCALE: 1/8" = 1'-0"

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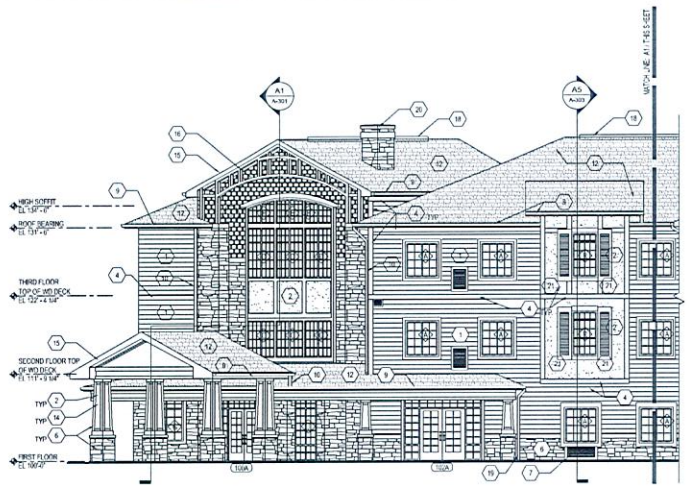
4-21-17

SHEET TITLE
EXTERIOR ELEVATIONS

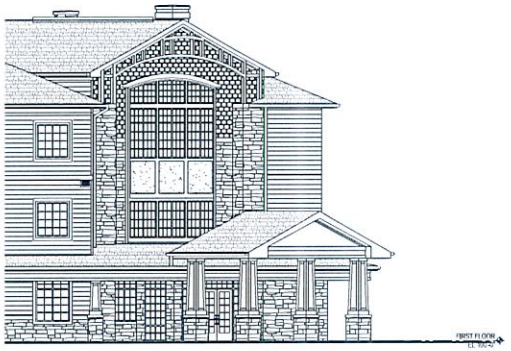
PROJECT NUMBER
171008

SHEET NUMBER
A-201

LOCATION: F:\2_Projects\MF\151107 Bloom Senior Living - Lee's Summit\05_Drawings\CAD\BLOOM_ARCH\Sheets\Architectural\151107-A-201 EXTERIOR ELEVATIONS.dwg
PLOT DATE: Apr 20, 2017
PLOTTED BY: KDA



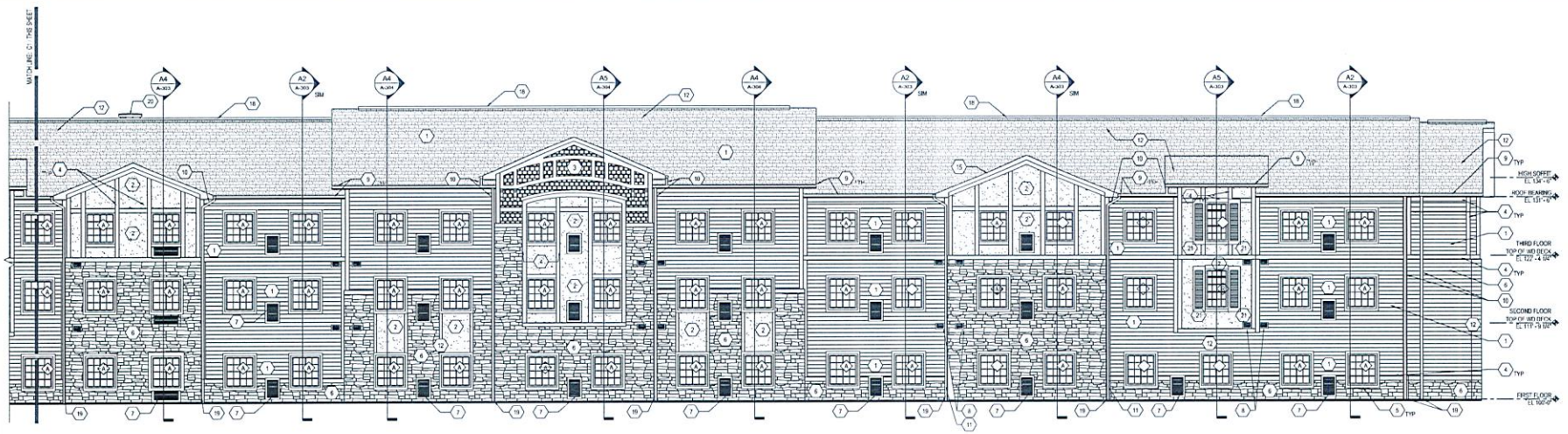
C1 PARTIAL SOUTH ELEVATION AT AREA 'C'
SCALE: 1/8" = 1'-0"



C3 CARPORT END ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES:

1. HARDIE LAP SIDING
2. HARDIE PANEL
3. HARDIE-SHINGLE SIDING
4. HARDIE 7.25" TRIM
5. HARDIE 4.25" TRIM
6. STONE VENEER
7. VTAC/ PTAC, REF MECHANICAL
8. VENT, REF MECHANICAL
9. PREFINISHED METAL GUTTER OVER HARDIE BOARD FASCIA
10. PREFINISHED DOWNSPOUT
11. SPLASH BLOCK
12. ASPHALT COMPOSITE SHINGLES
13. PREFINISHED METAL RAIL
14. COLUMN CAP, REF DETAIL
15. HARDIE BOARD FASCIA
16. PVC DECORATIVE STRUCTURE
17. ALUM SHADE SCREEN / AWNING, REFERENCE C4/ A-502
18. RIDGE VENT, REFERENCE ROOF PLAN A-107 & DETAILS C3 & C3.1 / A-302
19. ROUTE TO STORM SEWER. REFERENCE CIVIL
20. FAUX CHIMNEY. REFERENCE DTLS C4 & C5 / A-302
21. SHUTTERS
22. CARPORT, PRIMED AND PAINTED STEEL COLUMNS AND BEAMS
23. PREFINISHED METAL FENCING



A1 PARTIAL EAST ELEVATION AREA 'B'
SCALE: 1/8" = 1'-0"

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st. louis, missouri 63102
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LEE'S SUMMIT, MO

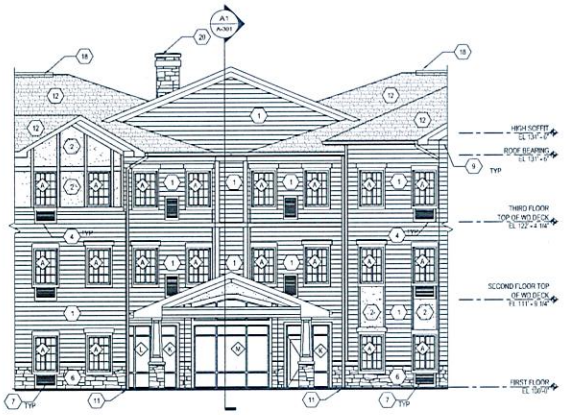
SUBMISSION DATES
4-21-17

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
171008

SHEET NUMBER
A-202

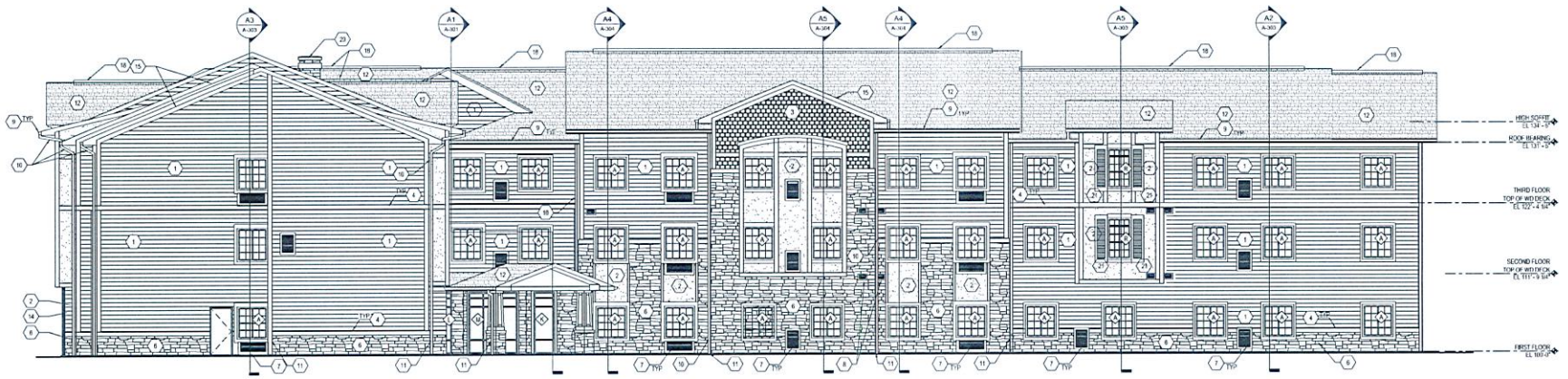
DOOR: F:\2_Projects \#5\15107 Bloom Senior Living - Lee's Summit\05_Drawings\04CB\BLOOM LIVING\Drawings\Architectural\15107-A-202 EXTERIOR ELEVATIONS.dwg
PLOT DATE: April 20, 2017
PLOTTED BY: Kyle Schwerdt



C1 NORTH WEST ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES:

1. HARDIE LAP SIDING
2. HARDIE PANEL
3. HARDIE-SHINGLE SIDING
4. HARDIE 7.5" TRIM
5. HARDIE 4.5" TRIM
6. STONE VENEER
7. VTAC/ PTAC, REF MECHANICAL
8. VENT, REF MECHANICAL
9. PREFINISHED METAL GUTTER OVER HARDIE BOARD FASCIA
10. PREFINISHED DOWNSPOUT
11. SPLASH BLOCK
12. ASPHALT COMPOSITE SHINGLES
13. PREFINISHED METAL RAIL
14. COLUMN CAP, REF DETAIL
15. HARDIE BOARD FASCIA
16. PVC DECORATIVE STRUCTURE
17. ALUM SHADE SCREEN / AWNING, REFERENCE C4/ A-402
18. RIDGE VENT, REFERENCE ROOF PLAN A-107 & DETAILS C3 & D3 / A-302
19. ROUTE TO STORM SEWER. REFERENCE CIVIL
20. FAUX CHIMNEY. REFERENCE DTLS C4 & C5 / A-302
21. SHUTTERS
22. CARPORT, PRIMED AND PAINTED STEEL COLUMNS AND BEAMS
23. PREFINISHED METAL FENCING



A1 NORTH ELEVATION AREA "A"
SCALE: 1/8" = 1'-0"

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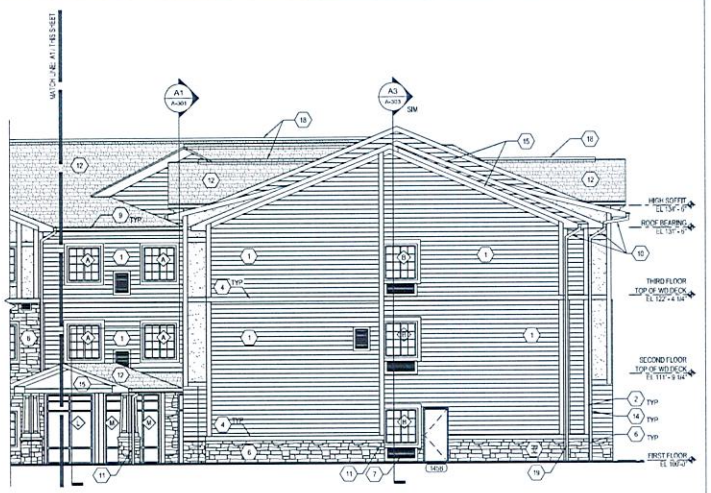
4-21-17

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
171008

SHEET NUMBER
A-203

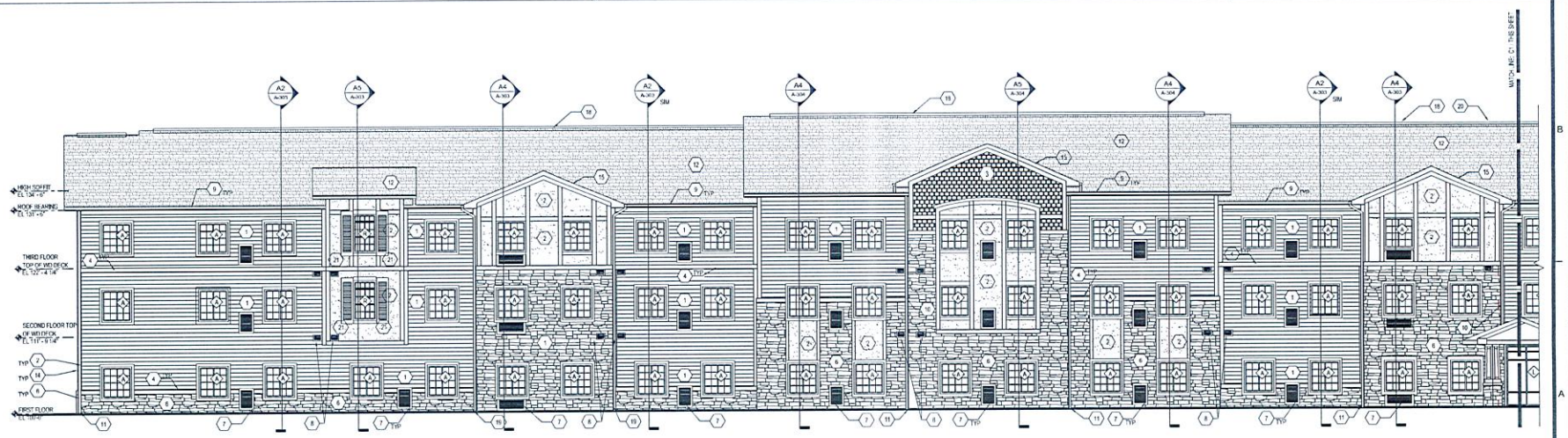
LOCATION: F:\2_Projects\MEP\151101 Bloom Senior Living - Lee's Summit\05_Drawings\CAD\BLOOM JMW\Sheets\Architectural\151101-A-203 EXTERIOR ELEVATIONS.dwg
PLOT DATE: April 20, 2017
PLOTTED BY: KEN



C1 PARTIAL NORTH ELEVATION AREA 'B'
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES:

1. HARDIE LAP SIDING
2. HARDIE PANEL
3. HARDIE-SHINGLE SIDING
4. HARDIE 7.25" TRIM
5. HARDIE 4.25" TRIM
6. STONE VENEER
7. VTAC/ PTAC, REF MECHANICAL
8. VENT, REF MECHANICAL
9. PREFINISHED METAL GUTTER OVER HARDIE BOARD FASCIA
10. PREFINISHED DOWNSPOUT
11. SPLASH BLOCK
12. ASPHALT COMPOSITE SHINGLES
13. PREFINISHED METAL RAIL
14. COLUMN CAP, REF DETAIL
15. HARDIE BOARD FASCIA
16. PVC DECORATIVE STRUCTURE
17. ALUM SHADE SCREEN / AWNING, REFERENCE C4/ A-502
18. RIDGE VENT, REFERENCE ROOF PLAN A-107 & DETAILS C3 & D3 / A-302
19. ROUTE TO STORM SEWER, REFERENCE CIVIL
20. FAUX CHIMNEY, REFERENCE DTLS C4 & C5 / A-302
21. SHUTTERS
22. CARPORT, PRIMED AND PAINTED STEEL COLUMNS AND BEAMS
23. PREFINISHED METAL FENCING



A1 PARTIAL WEST ELEVATION AREA 'B'
SCALE: 1/8" = 1'-0"

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-2017-095

APR 21 2017

-2017-090

Revisions

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PRELIMINARY DEVELOPMENTAL SUBMITTAL FOR:
BLOOM LIVING
LEE'S SUMMIT, MO

SUBMISSION DATES
4-21-17

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
171008

SHEET NUMBER
A-204

LOCATION: P:\2_Projects\MKS\15107 Bloom Senior Living - Lee's Summit\05_Drawings\CAD\BLOOM_ARCH\Sheets\Architectural\15107-A-204 EXTERIOR ELEVATIONS.dwg
PLOT DATE: April 20, 2017
PLOTTED BY: MDH

11
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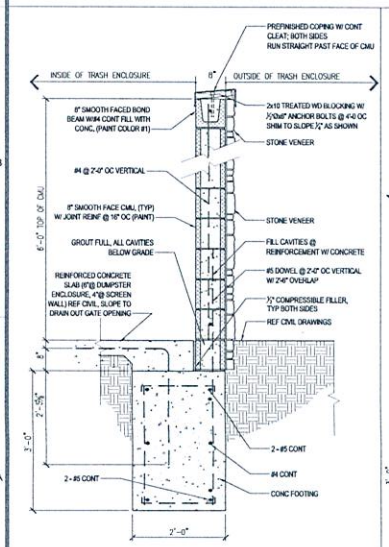
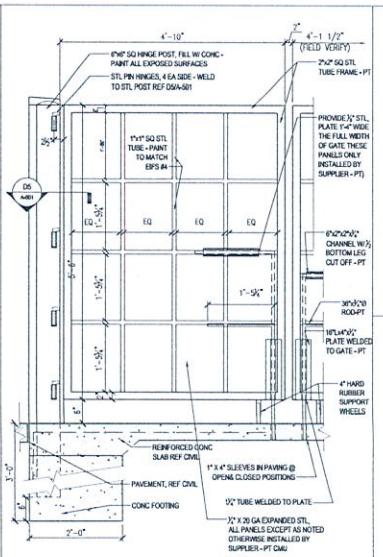
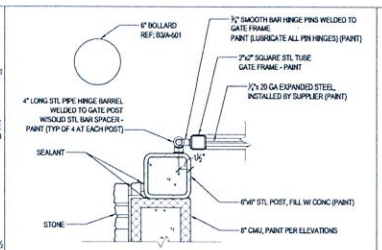


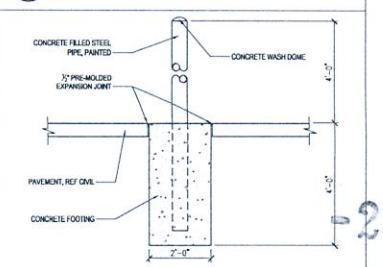
A1 TRASH ENCLOSURE SCREEN WALL
SCALE: 3/4" = 1'-0"



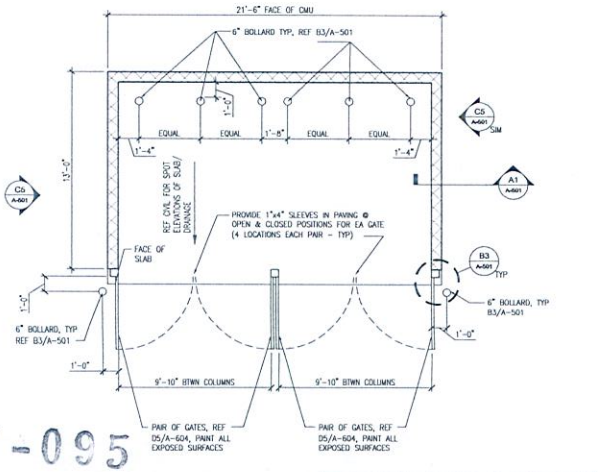
A2 TRASH ENCLOSURE GATE DETAIL
SCALE: 3/4" = 1'-0"



B3 TRASH GATE JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



A3 TYPICAL BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



A4 TRASH ENCLOSURE - PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1) REF CIVIL FOR LOCATIONS & PAVEMENT AROUND ENCLOSURE
2) OUTSIDE GATES NEED TO SWING 120 DEGREES OPEN MIN.

-2017-095

-2017-096

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NEW BUILDING FOR:
BLOOM LIVING
LEE'S SUMMIT, MO

SUBMISSION DATES
-

SHEET TITLE
EXTERIOR DETAILS

PROJECT NUMBER
171032

SHEET NUMBER
A-501

LOCATION: F:\2 Projects\MPD\151107 Bloom Senior Living - Lee's Summit\00_Drawings\CAD\BLOOM LIVING (Sheets) Architecture\151107-A-501 EXTERIOR DETAILS.dwg
PLOT DATE: April 18, 2017
PLOTTED BY: SCOTT